

**COMMONWEALTH OF KENTUCKY  
ENVIRONMENTAL AND PUBLIC PROTECTION CABINET  
OFFICE OF FINANCIAL INSTITUTIONS  
AGENCY CASE NO. 2004-AH-043  
ADMINISTRATIVE ACTION NO. 05-PPC-0029**

IN RE: THE MATTER OF BILLY M. WARD

**AGREED ORDER OF ACCEPTANCE OF SURRENDER  
OF REGISTRATION IN LIEU OF REVOCATION**

WHEREAS, Billy M. Ward, a mortgage loan originator currently registered with the Office of Financial Institutions (hereinafter "OFI"), has requested that he be allowed to withdraw his registration in response to an administrative complaint issued against him.

WHEREAS, OFI approved Mr. Ward's registration as a mortgage loan broker on June 25, 2004, for the purpose of engaging in the business of originating mortgage loans in the Commonwealth of Kentucky.

WHEREAS, on October 14, 2004, Kentucky Housing Corporation conducted a quality audit of several of its residential mortgage loans including a loan to a borrower, James A. Mays, which had been originated by Mr. Ward during his employment as a mortgage loan broker with Dove Mortgage in Richmond, Kentucky.

WHEREAS, the audit revealed that a Verification of Rent form in the mortgage loan file of the borrower had been falsified and a firm, hired to investigate the matter by Dove Mortgage, issued a report which concluded that Mr. Ward had falsified the verification of rent form based on interviews with the borrower and his landlady.

WHEREAS, falsification of documents, including a Verification of Rent form, is grounds for revocation of a mortgage loan broker registration pursuant to KRS 294.265(1)(c).

WHEREAS, on the basis of the findings in the investigation of Dove Mortgage, an administrative complaint was issued against Mr. Ward seeking to revoke his registration for committing fraud by submitting a falsified verification of rent form to a lender for the purpose of procuring funding for a mortgage loan,

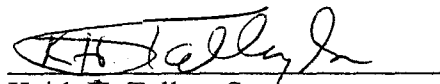
WHEREAS, Mr. Ward, by letter received in the Office of Financial Institutions on July 14, 2005, has tendered a request to surrender his registration effective July 1, 2005. A copy of Mr. Ward's letter is attached hereto and marked Exhibit A.

WHEREAS, in order to avoid the need for further administrative proceedings, OFI and Mr. Ward, have agreed to the surrender of his registration as a mortgage loan broker in lieu of revocation. In addition, Mr. Ward has agreed to waive formal proceedings and agreed to entry of this order by the Acting Executive Director.

**THEREFORE**, the surrender of his registration as a mortgage loan broker is accepted in lieu of revocation and Billy M. Ward is hereby prohibited from engaging in the mortgage loan broker business in the Commonwealth of Kentucky.

This is a **FINAL** and **APPEALABLE** Order.

So Ordered this 8<sup>th</sup> day of August, 2005.



Keith H. Talley, Sr.  
Acting Executive Director  
Office of Financial Institutions  
1025 Capital Center Drive, Suite 200  
Frankfort, Kentucky 40601

AGREED TO:

This 26<sup>th</sup> day of July, 2005

Billy M. Ward

Billy M. Ward

AGREED TO:

This 5<sup>th</sup> day of <sup>August</sup>~~July~~, 2005

David Coyle

David Coyle

Director, Division of Financial Institutions